



LAKE COUNTY
FLORIDA



Budget Work Session Fire Assessment Update

June 7, 2016

Purpose



To provide the Board with the results of the
Fire Assessment Study

Presentation Outline



- **Overview**
- **Fire Assessment Study**
- **Vacant Land Analysis**
- **Staff Recommended Rates**
- **Next Steps**
- **Recommended Action**

Presentation Outline



Overview

Overview



- Fire Assessment is used to fund fire protection services, such as fire suppression, fire prevention, fire building inspections, and first response medical services (BLS)
- Cannot fund Advanced Life Support (ALS) services
- The Fire Assessment Study looks at the utilization of fire services in 5 land use categories
- Assessment rates are calculated based on the allocation of resources and budget
- Tindale Oliver and Associates, Inc. has been tasked with providing the study

Presentation Outline



Fire Assessment Study

Lake County Fire Assessment Update Study

June 7, 2016



**Tindale
Oliver**
planning | design | engineering

Presentation Overview

- 1 Background/Purpose**
- 2 Findings of Technical Study**





Background

- ◎ Last updated in 2015
 - 2008-14 incident data
 - FY 2015 adopted budget
- ◎ County retained Tindale Oliver to conduct an annual update

◎ Results of Technical Analysis



Presentation Overview

- 1 Background/Purpose**
- 2 Findings of Technical Study**





Findings of Technical Study

➤ Conclusions

- Stable Assessment Factor (% Non-ALS)
- Increase in Maximum Assessable Budget (14%)
- Slight change in incident/resource distribution
- Stable Property Units by Land Use
- Calculated maximum rates for all land uses
 - Highest increase in institutional & industrial
- Reduced assessment option > Staff Recommended



Findings of Technical Study

➤ Calculation Components

1) Distribution of Incidents

- **ALS vs. Non-ALS**
- **By Land Use**

2) Assessable Budget

3) Property Units by Land Use

4) Calculated Rates

Findings of Technical Study

Variable	Change from Last Study
Distribution of Incidents:	
- ALS vs. Non-ALS	Stable
- By Land Use	Slight Shift from Residential to Non-Residential
Maximum Budget	Increase (+14%)
Property Units	Stable
Calculated Rates:	
- Residential & Transient	Increase (+11% to +17%)
- Non-Residential	Increase (+15% to +25%)

Findings of Technical Study

○ Distribution of Incidents

Criteria	Avg. of 2008-14		Avg. of 2008-15	
	ALS	Non-ALS	ALS	Non-ALS
Frequency	20.8%	79.2%	21.1%	78.9%
Staff Time	20.7%	79.3%	21.1%	78.9%
Vehicle Time	20.6%	79.4%	21.1%	78.9%
Total Resources	20.7%	79.3%	21.1%	78.9%



Findings of Technical Study

○ Budget Comparison

Description	Total Funding Requirement	% Change (From FY 2015)
FY 2015 Assessable Budget	\$16.9 Million	-
FY 2016 Maximum Assessable Budget	\$19.3 Million	+14%

Findings of Technical Study

○ Distribution of Total Resources by Land Use

Description	Total Resources		
	Avg. of 2008-2014	Avg. of 2008-2015	% Change
Residential	84.9%	84.3%	-0.7%
Hotel/Motel/RV Park	1.9%	1.9%	0.0%
Commercial	5.1%	5.1%	0.0%
Industrial/Warehouse	1.0%	1.1%	10.0%
Institutional	7.1%	7.6%	7.0%

Findings of Technical Study

○ Cost Allocation (Maximum Assessable Budget)

Description	FY 2015 Assessable Budget	FY 2016 Maximum Assessable Budget	% Change
Residential	\$14.3 M	\$16.2 M	13%
Hotel/Motel/RV Park	\$0.32 M	\$0.37 M	14%
Commercial	\$0.86 M	\$0.98 M	14%
Industrial/Warehouse	\$0.17 M	\$0.21 M	25%
Institutional	<u>\$1.2 M</u>	<u>\$1.5 M</u>	22%
Total	\$16.9 M	\$19.3 M	14%

Findings of Technical Study

➤ Property Units

- Residential Units = **1.9%** increase
- Hotel/Motel/RV Park = **1.8%** decrease
- Commercial = **< 1% decrease**
- Industrial/Warehouse = **1%** increase
- Institutional = **1%** decrease



Findings of Technical Study

Calculated Rate Schedule (Maximum)

Rate Category	Unit	Current Adopted	Maximum Calculated	% Change (2016-2017)
Residential	DU	\$175	\$195	11%
Hotel/Motel/RV Park	Room or RV Space	\$48	\$56	17%
Commercial (15k sf)	Building	\$2,280	\$2,618	15%
Industrial/Warehouse (15k sf)	Building	\$331	\$414	25%
Institutional (15k sf)	Building	\$4,259	\$5,235	23%

Findings of Technical Study

➤ Conclusions

- Stable Assessment Factor (% Non-ALS)
- Increase in Assessable Budget (14%)
- Slight change in incident/resource distribution
- Stable Property Units by Land Use
- Calculated maximum rates for all land uses
 - Highest increase in institutional & industrial
- Reduced assessment option > Staff Recommended

Findings of Technical Study

○ Cost Allocation (Staff Recommended Budget)

Description	FY 2015 Assessable Budget	FY 2016 Assessable Budget	% Change
Residential	\$14.3 M	\$14.6 M	2%
Hotel/Motel/RV Park	\$0.32 M	\$0.33 M	2%
Commercial	\$0.86 M	\$0.88 M	2%
Industrial/Warehouse	\$0.17 M	\$0.19 M	12%
Institutional	<u>\$1.2 M</u>	<u>\$1.3 M</u>	9%
Total	\$16.9 M	\$17.3 M	2%



Findings of Technical Study

Calculated Rate Schedule (Staff Recommended)

Rate Category	Unit	Current Adopted	Calculated	% Change (2016-2017)
Residential	DU	\$175	\$175	0%
Hotel/Motel/RV Park	Room or RV Space	\$48	\$50	4%
Commercial (15k sf)	Building	\$2,280	\$2,347	3%
Industrial/Warehouse (15k sf)	Building	\$331	\$371	12%
Institutional (15k sf)	Building	\$4,259	\$4,694	10%



Recommendations

- ◉ Minor changes in the budget and property units
- ◉ Slight change in incident/resource distribution
- ◉ No land use is being overcharged
- ◉ **Maintain current adopted rates until the next annual update**

Presentation Outline



Vacant Land Analysis

Vacant Land Analysis



- The Board requested that staff analyze the possibility of assessing vacant land
- There have been some recent changes concerning vacant land
 - Florida Supreme Court Ruling
 - Scott Morris vs. City of Cape Coral (5/7/2015)
 - Validates ability to assess developed and undeveloped property
 - House Bill 773 (2016 Legislative Session)
 - Exempts agricultural property from being assessed (effective 11/1/17)

Vacant Land Analysis



- Staff recommends Fire Assessment workshop with the Board in early FY 2017 to review the feasibility of adding vacant land as a category for FY 2018
- Discussion of:
 - Impacts to future Fire Rescue funding
 - Impact to Litigation settlement
 - Impacts to vacant landholders
 - Evaluation of the volatility of the assessment due to changes in the land use categories

Presentation Outline



Staff Recommended Rates

Staff Recommended Rates



- To be conservative in previous years the Board has set the Fire Assessment rates at less than the maximum
 - Ensures funding is not used for ALS services
 - Avoids potential for legal challenges
 - MSTU funding is also available to fund the Fire Rescue budget

Staff Recommended Rates



Staff Analysis

- Concur with Tindale Oliver study
- Minor changes in the budget and property units
- Slight change in incident/resource distribution
- No land use is being overcharged
- Maintain current adopted rates until the next annual update
- Total Fire Assessment will generate \$17.3 million at the current adopted rates

Staff Recommended Rates

FY 2017



Proposed rates same as FY 2016

Rate Category	Unit	Proposed FY 2017 Rates
Residential	DU	\$175
Hotel/Motel/RV Park	Room or RV Space	\$48
Commercial (15k sf)	Building	\$2,280
Industrial/Warehouse (15k sf)	Building	\$331
Institutional (15k sf)	Building	\$4,259

Presentation Outline



Next Steps

Next Steps



- July 26th – Initial Fire Assessment Resolution with updated assessment rates
- September 13th – Public Hearing

Presentation Outline



Recommended Action

Recommended Action



- Accept the Tindale-Oliver & Associates, Inc. Fire Assessment Study